

**MANHEIM TOWNSHIP  
PLANNING COMMISSION  
MINUTES  
Wednesday  
February 18, 2021**

A virtual meeting of the Manheim Township Planning Commission was held on Thursday, February 18, 2021 at 5:30 p.m. The following members attended: Vice Chairman Mr. John Shipman; Members: Mr. John Hendrix; Ms. Stacey Betts; Mr. Roy Baldwin; Ms. Denyse Kling and Ms. Elizabeth Ross. Members Mr. Patrick Cloonan and Ms. Jennifer Rule were absent. The following Township Staff was present: Ms. Lisa Douglas and Ms. Shannon Sinopoli. Chairman Mr. Jeffery Swinehart attended later.

**Roll Call**

Mr. Shipman called the meeting to order at 5:30 p.m. and conducted roll call.

**Reorganization**

Mr. Shipman asked for nominations for the 2021 Planning Commission Chairman.

Mr. Baldwin moved to appoint Mr. Swinehart as Chairman of the Manheim Township Planning Commission, seconded by Mr. Hendrix. Nominations were closed and motion carried unanimously.

Ms. Douglas asked for nominations for the 2021 Planning Commission Vice-Chairman.

Mr. Hendrix moved to appoint Mr. Shipman as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Baldwin. Nominations were closed and motion carried unanimously.

**Appointments**

**1. Planning Commission Secretary**

On a motion by Ms. Betts it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records, seconded by Ms. Kling.

Motion Approved 6-0.

## **Minutes**

Mr. Shipman asked for a motion on the December 16, 2020 Planning Commission meeting minutes. On a motion by Mr. Baldwin, it was recommended to approve the December 16, 2020 meeting minutes, seconded by Mr. Hendrix.

Motion Approved 4-2 with Ms. Ross and Ms. Kling abstaining.

## **New Business**

### **A. Subdivision/Land Development Plans**

- i. 1036 Manheim Pike Apartments – Preliminary/Final Land Development Plan – 1036 Manheim Pike - Zoned I-2 & T-6 Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Bill Swiernik, David Miller/Associates and Mr. Dave Marschka, MTS Group.

Mr. Swiernik indicated that this project is located on the corner of Manheim Pike and Fruitville Pike and consists of 4 apartment buildings with a total of 96 units, along with a community building and pool.

Mr. Swiernik advised that access would be provided via a private road off of Manheim Pike and that a second Emergency Access is also being provided from the Manheim Pike right-of-way. Curbing and sidewalk is proposed along the entire frontage of the property. Stormwater is being addressed through the elimination of impervious area in light that the existing tract is primarily covered in impervious materials.

Mr. Swiernik indicated that he is in receipt of the township staff review letter and will be working through the comments.

Mr. Baldwin questioned whether or not environmental approvals have been received.

Mr. Swiernik indicated that approvals have been obtained with a condition that three types of cover be required. 1. Two feet of soil placed on the site where pavement does not exist; 2. Vapor barrier underneath buildings; 3. Pavement.

Mr. Hendrix questioned if there is a fill plan for fill to be brought to the site.

Mr. Swiernik advised that approvals have already been obtained to place fill on the project site and that such placement has already occurred.

Mr. Hendrix questioned where the construction entrance would be placed.

Mr. Swiernik indicated that it will be in the same location as the entrance to the proposed private drive on Manheim Pike.

Mr. Baldwin questioned the number of parking spaces being provided.

Mr. Swiernik indicated that the required amount per ordinance is 144 spaces, however, a total of 164 spaces are being provided.

Mr. Shipman questioned if the private drive access was a right-in/right-out movement.

Mr. Swiernik indicated that the private drive is a full movement access.

Mr. Shipman questioned if the emergency access drive was just for that purpose.

Mr. Swiernik indicated that it would only be for emergency access and that removable bollards would be in place to prevent public vehicle access.

Mr. Shipman questioned what landscaping is being proposed.

Mr. Swiernik indicated that there will be landscaping provided along the frontage of the property to block the parking spaces and a thick vegetative screen would be provided on the south and west sides of the property to buffer the site from the existing railroad.

Ms. Ross questioned what the frequency of use was for the railroad.

Mr. Swiernik indicated that the stretch of tracks dissecting the project site from the neighboring property to the west is used very infrequently, perhaps 1 or 2 times a week if that, however, the tracks to the south of the site are used very frequently.

Ms. Ross questioned if fencing would be provided between the project site and the rail road tracks.

Mr. Swiernik advised that fencing currently exists, however, the developer may supplement what is currently there with new fencing and/or additional fencing.

Mr. Hendrix questioned what lighting is being proposed.

Mr. Swiernik indicated that the lighting plan is still in the works. LED fixtures with zero light spread will be incorporated.

Mr. Baldwin questioned if there would be different size apartment units.

Mr. Swiernik indicated there would be a mix of 1- and 2-bedroom units.

Ms. Ross questioned whether the applicant has shared the plans with the school district.

Mr. Swiernik indicated that they have not spoken with the school district but he understands from past projects that the Township informs the school district of such proposals.

Mr. Shipman asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned whether or not direct access to the train station was being provided.

Mr. Swiernik indicated that a walkway is being provided which extends to the edge of the southeast corner of the property for the potential future extension under the overpass and over to the train station. This connection would involve other property owners.

There were no further questions or comments.

On a motion by Mr. Baldwin, it was recommended to table this plan and modification requests until all outstanding items can be adequately addressed, seconded by Ms. Ross.

Motion approved 6-0.

Note: Chairman Jeffery Swinehart joined the meeting.

- ii. Lancaster Airport Hangar and Parking Area – Preliminary/Final Land Development Plan – 500 Airport Road – Zoned I-3.

Representing this Preliminary/Final Land Development Plan was Mr. Greg Schrock, LR Kimball.

Mr. Schrock indicated that the airport property consists of 765 acres and that the area to be developed is approximately 2.5 acres which is located along Airport Road directly across the street from Penn Cinema.

Mr. Schrock advised that the project consists of a new hangar, parking area and apron. The building will be approximately 15,000 square feet with 16 employees and 25 parking spaces.

Mr. Schrock indicated that there is an existing stormwater basin that will be filled in and a portion of this area will be turned into a new rain garden for infiltration. These revisions do not alter the stormwater flows and all stormwater will be completely controlled.

Mr. Shipman asked for public comment.

Mr. Barry Kauffman, 512 Providence Court questioned whether or not there would be any toxic substances on the site.

Mr. Schrock answered no.

There were no further questions or comments.

On a motion by Mr. Hendrix, it was recommended to table this plan and modification requests until all outstanding items can be adequately addressed, seconded by Ms. Betts.

Motion approved 7-0.

iii. 1450 Manheim Pike – 7-Eleven – Preliminary/Final Land Development Plan – 1450 Manheim Pike – Zoned B-4 & D-R Overlay.

Representing this Preliminary/Final Land Development Plan was Mr. Casey Deller and Brian Fincher, KCI Technologies and Mr. Dave Gunia, Highview Commercial MA1, LLC.

Mr. Deller indicated that this project is located at the corner of Plaza Boulevard and Manheim Pike. The site consists of 2.1 acres and presently an existing 624 square foot gas station and a former bank reside on the property.

Mr. Deller advised that all necessary Zoning Hearing Board approvals have been obtained.

Mr. Deller indicated that the project consists of a single story 5,673 square foot 7-Eleven convenience store, a fuel canopy and 42 parking spaces.

Mr. Deller presented the transportation plan and outlined the improvements to Plaza Boulevard which will provide better levels of

service and advised that the existing access drives along Plaza Boulevard will be closed off and a new access drive is proposed approximately 200-feet west of the existing location.

Mr. Deller advised that stormwater will be handled by proposed rain gardens, an underground system as well as an above ground system.

Mr. Hendrix asked if there was any mitigation required due to the prior gas station.

Mr. Deller advised that the applicant has obtained all closure reports which were satisfactory and the environmental phase I testing yielded no concerns.

Mr. Baldwin expressed his concern over the possibility of cut-thru traffic through the site trying to get from Plaza Boulevard to Manheim Pike and questioned whether or not speed tables could be added.

Mr. Deller advised that he will review adding speed tables with 7-Eleven for their consideration.

Mr. Swinehart questioned if a geotechnical report for the site has been completed yet.

Mr. Deller answered yes.

There were no further questions or comments.

On a motion by Mr. Baldwin, it was recommended to table this plan and modification requests until all outstanding items can be adequately addressed, seconded by Ms. Betts.

Motion approved 7-0.

### **General Public Comment**

Ms. Douglas provided an update with regards to the status of the Local Economic Revitalization Tax Assistance (LERTA) program. The Board of Commissioners held a public hearing on February 8, 2021 to establish the Stehli Silk Mill as a deteriorated area. It is anticipated that the Board of Commissioners will approve the LERTA Ordinance at their February 22, 2021 meeting. If such occurs, the next step will be to make a request to the Manheim Township School Board to pass a resolution to also accept the LERTA program and the tax deferral associated with it. Lastly, the same request would be made to the County.

**Adjournment**

On a motion by Mr. Hendrix, it was recommended to adjourn the meeting, seconded by Ms. Betts.

Motion approved 7-0 and the meeting adjourned at 6:30 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 17, 2021 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli  
Planning Commission Secretary